GLENEAGLE SECTOR IVE A Portion of the N.E.1/4, S.W.1/4 and a portion of the S.E. 1/4, N.W.1/4,

EGAL DESCRIPTION:

PARCEL A OF GLENEAGLE GOLF COURSE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 61 OF PLATS, PAGES 209 THROUGH 224, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID PARCEL A MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A: THENCE NORTH 22'38'46" WEST_ALONG_THE EASTERLY LINE THEREOF A DISTANCE OF 123.19 FEET; THENCE SQUITH 87'19'27" WEST 87.31- FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A RADIAL LINE THROUGH SAID POINT BEARS NORTH 84'28'33" EAST; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 72'38'39" AN ARC DISTANCE OF 63.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE-NORTH-0017'20" EAST-100.77 FEET; THENCE NORTH 89'34'50"-WEST-60.00 FEET, THENCE SOUTH Q0'17-26" WEST 140.56 FEET TO A POINT ON A CURIVE TO THE LEFT-HAVING A RADIUS OF 25.00 FEET A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 60.46'37" EAST THENCE-ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 12'19'51"-AN ARC DISTANCE OF 5.38 FEET JO- A POINT ON_A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A RADIAL LINE THROUGH SAID POINT -BEARS NORTH 73"06'28" WEST THENCE ALONG THE ARG OF SAID CURVE PASSING --THROUGH A CENTRAL ANGLE OF 84°56'27" AN ARE DISTANCE OF 90.17 FEET-TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF TRACT M OF GLENE-AGLE GOLF COURSE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 61 OF PLATS PAGES 209 THROUGH 224 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT M; THENGE_SOUTH___87'19'27" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT M A DISTANCE OF_87.31 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00
FEET A RADIAL LINE THROUGH SAID POINT BEARS NORTH 84'28'33" EAST; THENCE_-ALONG THE THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 54'15'19" AN ARC DISTANCE OF 47.35 FEET; THENCE NORTH 46'29'48" EAST 107.30 FEET; THENCE SOUTH 40'14'51" EAST 30.00 FEET; THENCE SOUTH 00'00'41" WEST 18.29 FEET; THENCE SOUTH 36'02'17" EAST 13.02 FEET; THENCE SOUTH 00'00'00" EAST 29.68 FEET; THENCE SOUTH 82'24'30" EAST 14.49 FEET; THENCE SOUTH 12'27'00" WEST 25.57 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE MULLIGAN INVESTORS, LLC A WASHINGTON LIMITED LIABILITY COMPANY THE UNDERSIGNED OWNERS IN FEE SIMPLE AND U.S. BANK NATIONAL ASSOCIATION MORTGAGEE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFY THAT THE SUBDIVISION IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DEDICATE TO THE CITY OF ARLINGTON FOR THE USE OF PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT, ALL SANITARY SEWER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT, FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THEIR USE AS STREETS, A SANITARY SEWER SYSTEM AND A WATER SYSTEM, RESPECTIVELY, AND ALSO THE RIGHT TO DRAIN ALL STREETS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE UNDERSIGNED WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION. DRAINAGE AND MAINTENANCE OF SAID ROADS. FURTHERMORE WE HEREBY DEDICATE UTILITY TRACT A TO THE CITY OF ARLINGTON. APRIL

BY MULLIGAN INVESTORS, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY: Managers

Patril Camel

BY: Juil Selentron ITS: VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION

ACKNOWLEDGMENT:

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TERI SEDERSTRAM
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT
(HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT
AS THE VICE PRESIDENT OF U.S. BANK TO BE THE FREE
AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED
IN THE INSTRUMENT.



DATED: APRIL 7.1999

SIGNATURE OF
NOTARY PUBLIC: LANGER STUMPE
PRINTED NAME: LANGER STUMPE
TITLE: LOAN ADMINISTRATOR
MY APPOINTMENT EXPIRES: 10-01-01

ACKNOWLEDGMENT:

Patrick Garrelland

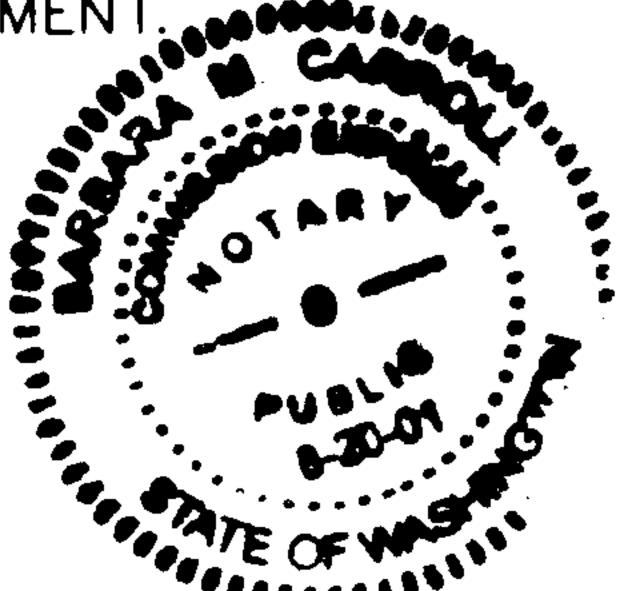
ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT

(THEY) WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT

AS THE MARGERS OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED

IN THE INSTRUMENT.

MJ-98-0028-FP



DATED: April 7, 1999
SIGNATURE OF
NOTARY PUBLIC: Kriber M. CARROLL
PRINTED NAME: BAKASAS M. CARROLL
TITLE:
MY APPOINTMENT EXPIRES: 8/20/01

GENERAL NOTES:

- 1. INSTRUMENT FOR THIS SURVEY WAS A ONE-SECOND TOTAL STATION. PROCEDURES FOR THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY-WAC 332-130-090
- 2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDI——NANCE OF THE CITY OF ARLINGTON.
- 3. ALL NATIVE- GROWTH / WILDLIFE HABITAT AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACE—MENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS, HOWEVER, STORM DRAINAGE CONVEYANCE FACILITIES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY --THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT OF THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT, PLAT AMENDMENT OR BOUNDARY LINE ADJUSTMENT PROCESS. (EXCEPT AS DEEMED NECESSARY FOR DE—TENTION MAINTENANCE BY THE CITY OF ARLINGTON.
- 4. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS—OF—WAY SHALL BE MAINTAINED BY THE GLENEAGLE COUNTRY CLUB ASSOCIATION AND MAY BE REDUCED OR ELIMINATED BY THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- 5. THE STORM DRAINAGE EASEMENT AND WETLAND AREAS ARE TO REMAIN UNDER THE OWNERSHIP OF THE GLENEAGLE HOMEOWNERS ASSOCIATION.
- 6. WETLANDS SHOWN ON THIS PLAT-ARE NOT ACCURATE AND ARE ONLY AN APPROX-IMATE REPRESENTATION.

RESTRICTIONS:

THIS PLAT IS SUBJECT TO THE GLENEAGLE DECLARATION OF RESTRICTIVE COVENANTS, RECORDED UNDER AUDITOR'S FILE NO. 9302080064 AND MODIFIED BY INSTRUMENTS --- UNDER AUDITOR'S FILE NO. 9405120713 AND 9408100187.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO--DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR-BLOCKED FROM ITS
NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS—OF—WAY -TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING
ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR
PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CON-STRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLI—
CATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTER—
ATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF
DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF AT THE EXPENSE
OF SUCH OWNER.

PURCHASERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTIFIED THAT A SCHOOL MITIGATION FEE IS DUE AT THE TIME OF ISSUANCE OF BUILDING PERMIT. THIS PAY—MENT SHALL BE MADE TO THE CITY OF ARLINGTON, WHO WILL ADMINISTRATE THESE FUNDS FOR TRANSMITTAL TO THE ARLINGTON SCHOOL DISTRICT.

SUBJECT TO TERMS AND CONDITIONS FOR WATER DISTRIBUTION AND STORAGE EASEMENT RECORDED UNDER AF#2336398.

SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS AS STATED IN THE PLAT OF GLENEAGLE GOLF COURSE RECORDED IN VOLUME 61 OF PLATS, PAGES 209 THROUGH 224, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 SNOHOMISH COUNTY, CASCADE GAS COMPANY, GENERAL TELEPHONE COMPANY OF NORTHWEST, INC., AND TCI CABLE TV COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN, IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, CABLE TV, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

TREASURE'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1911 TAXES.

Bob Dantine

april 13, 1999

DIRECTOR OF PUBLIC WORKS APPROVAL:

DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

PLANNING COMMISSION APPROVAL:

EXAMINED AND APPROVED THIS 12 DAY OF APROVAL OF THE PROPOSED SUBDIVISION.

CHAIRPERSON, CITY OF ARLINGTON PLANNING COMMISSION

CITY COUNCIL APPROVAL:

> CITY COUNCIL CITY OF ARLINGTON

Beatrice Fandall
ATTEST. Tache Peterson

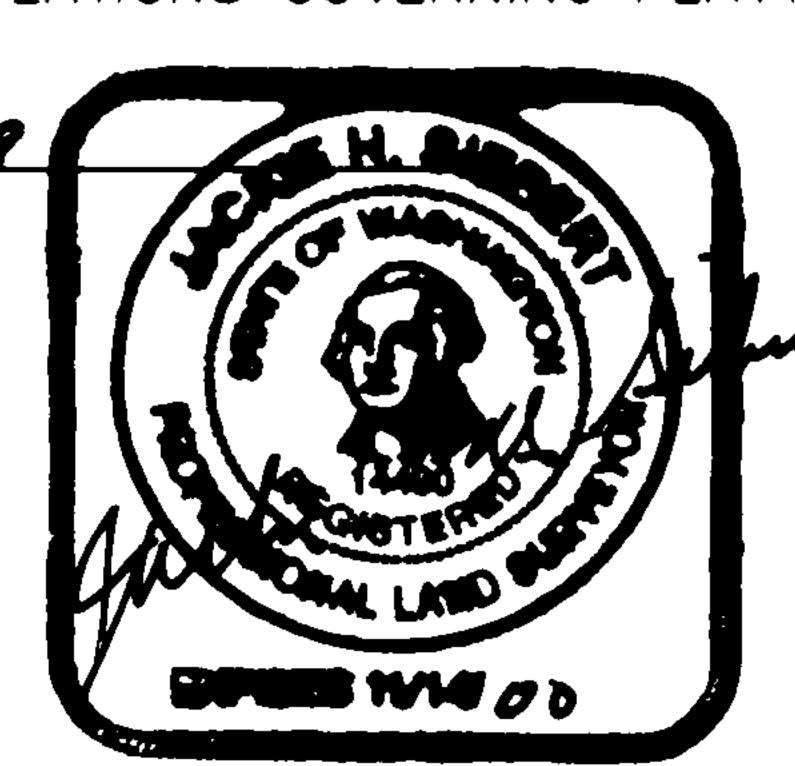
MAYOR PROTER

- LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF GLENEAGLE SECTOR IVE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC. 23, T. 31 N., R. 5 E., W.M. AS REQUIRED BY THE STATE OF STATUTES: THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON-CORRECTLY: THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUES AND REGULATIONS GOVERNING PLATTING.

JACKIE H. SIEBERT, P.L.S.

MAR 4, DATE



RECORDING CERTIFICAJE:

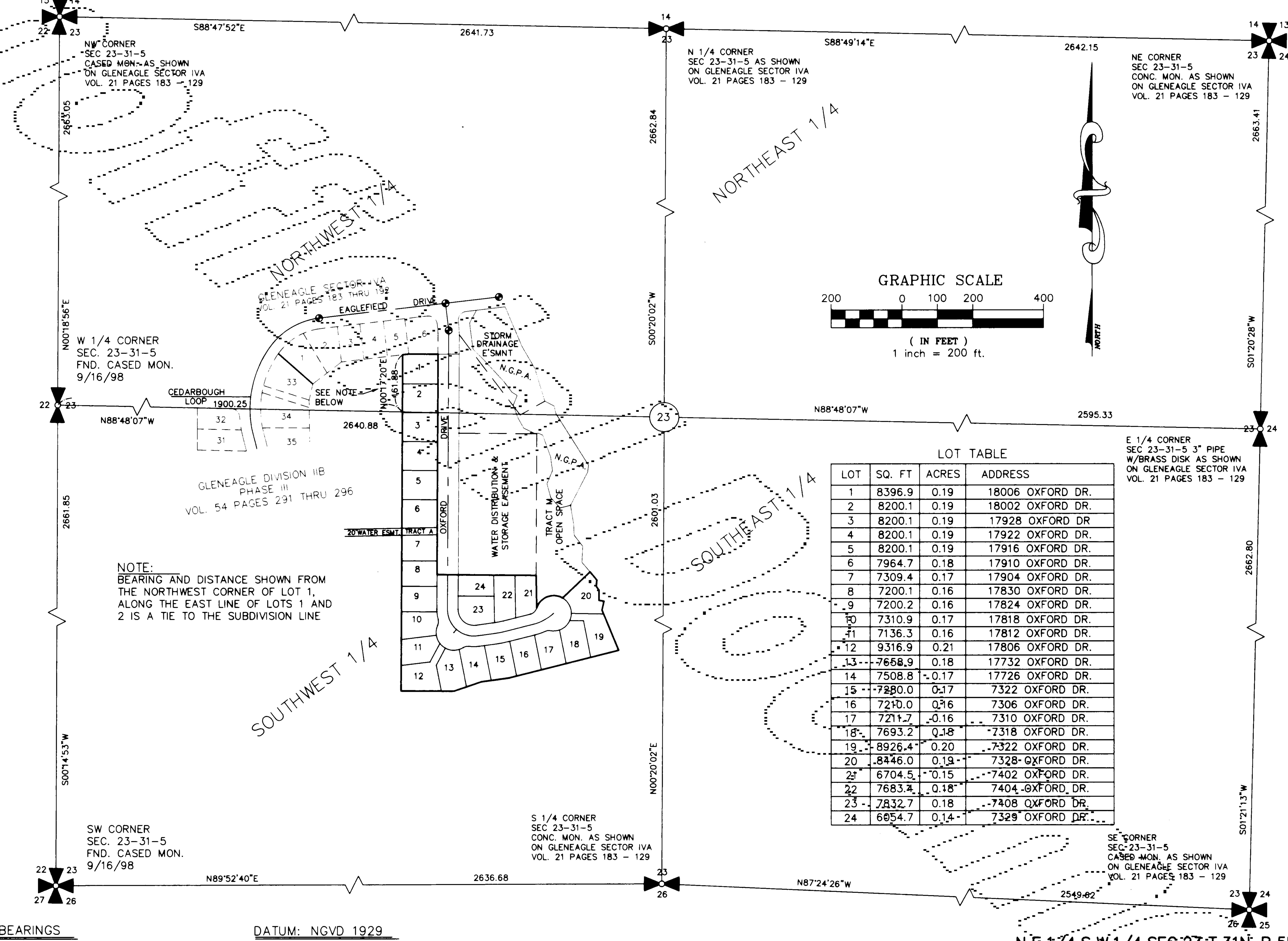
Bob erwiliace SNOHOMISH COUNTY AUDITOR- BY: DEPUTY AUDITOR

E NO. 9904135002

SHEET 1 C

GLENEAGLE SECTOR IVE

A Portion of the N.E.1/4, S.W.1/4 and a portion of the S.E. 1/4, N.W.1/4, of Sec.23, T.31 N., R.5 E., W.M.



BASIS OF BEARINGS
SECTION SUBDIVISION AS SHOWN ON
GLENEAGLE DIVISION IIB PHASE 1, VOL 54,
PAGES 9-16, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON.

TOP OF CONC. MON. IN CASE AT CORNER TO SECTION 22-23-26-27, TWP 31 N, RGE 5 E, W.M. IN SNOHOMISH COUNTY, WASHINGTON, LOCATED AT THE INTERSECTION OF 67TH AVE. NE AND SISCO HEIGHTS ROAD (NE 172ND ST.). ELEV. 135.54

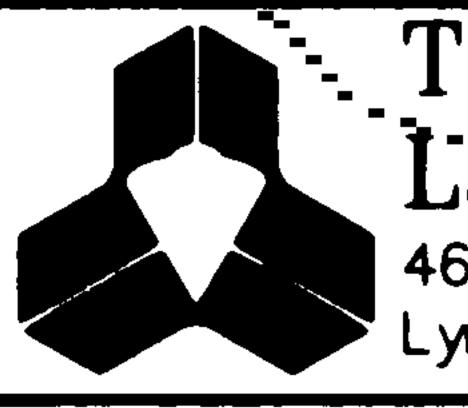
SECTION BREAKDOWN

PER TRIAD AND ASSOCIATION BREAKDOWN
GLENEAGLE SECTOR IVA
VOL. 21, PAGES 183 THRU 129



N.E.1/4,S.W.1/4,SE€.23,T.31N.,R.5E.,W.M. S.E.1/4,N.W.1/4,SEC.23,T.31N.,R.5E.,W.M.

SCALE 1" = 200'



CHECKED BY R.S.

Tri-County
Land Surveying Company

Lynnwood, Wa. 98036 (425)776-2926 Fax:-776-2850

DRAWN BY B.H. DATE FEBRUARY, 1999 JOB NO. 98-016

-SHEET

LEGEND

FOUND CONC. MON. IN CASE 3/10/98

9904135002 GLENEAGLE SECTOR IVE A Portion of the N.E.1/4, S.W.1/4 and a portion of the S.E. 1/4, N.W.1/4, of Sec.23, T.31 N., R.5 E., W.M. 25' WETLAND (IN_FEET 1 inch = -40FND. CONC. MON. _----IN CASE _3/10/98 STORM DRAINAGE WATER DISTRIBUTION AND EASEMENT STORAGE EASEMENT PLAT OF GLENEAGLE CURVE TABLE AF#2336398 AF#9606145004 GOLF COURSE AF#9606145004 01'06'03" 06'55'20" LINE TABLE N07'45'23"E N13'17'11"W N6218'38"W N06'38'00"W N0017'20"E 223.76 N0017'20"E 623.76 ^ **-**- - - - - - - - - - - - -EXISTING ROAD DEDICATION . N0017'20"E OXFORD DRIVE -- . - 10' UTICITY EASEMENT -N0017'20"E 82.00' 82.00' 82.00' EASEMENT **----**-8396.9 SF 8200.1 SF 8200.1 SF 8200.1 SF 8200.1 SF FND. CONC. MON. IN CASE 82.00' 82.00' 82.00' 82.00' 80.74' 82.00' 3/10/98-N0017'20"E 950.28' LEGEND SET CONC. MON W/2" BRASS DISC IN CASE Land Surveying-Company "TRI-COUNTY L.S. NO. 14490" \circ SET 1/2" x 24" REBAR AND CAP Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850 STAMPED L.S. NO. 14490 DATE FEBRUARY, 1999_ - JOB NO. _ -98-016 DRAWN BY B.H. B.S.B.L. BUILDING SETBACK LINE 9904135002 CHECKED BY R.S. N.G.P.A. NATIVE GROWTH PROTECTION AREA SCALE 1" = 40'

__ 3 OF 4

